

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/92 Mimosa Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$561,500

Property Type

Unit

Suburb

Carnegie

Period - From

01/01/2026

to

31/03/2026

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	110/285 Neerim Rd CARNEGIE 3163	\$682,000	06/05/2026
2	4/9 Railway Pde MURRUMBEENA 3163	\$665,000	13/04/2026
3	5/93 Truganini Rd CARNEGIE 3163	\$650,000	17/03/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/06/2026 14:56



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

March quarter 2026: \$561,500

Comparable Properties



110/285 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$682,000

Method: Sold Before Auction

Date: 06/05/2026

Property Type: Apartment



4/9 Railway Pde MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$665,000

Method: Sold Before Auction

Date: 13/04/2026

Property Type: Apartment



5/93 Truganini Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$650,000

Method: Sold Before Auction

Date: 17/03/2026

Property Type: Unit

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